

Applicant: Zoning, Building,
Planning and
Environmental Health
Department

Agent: N/A

Location: Woodward to the north,
the Rio Grande to the
west, and I-25 to the
south and east

Recommendation: Approval

Summary: The Mountain View Sector Development Plan covers approximately 8,400 acres just outside the southwest limits of the City of Albuquerque in an unincorporated portion of Bernalillo County. The approximate boundaries are Woodward to the north, the Rio Grande to the west, and I-25 to the south and east.

The Mountain View Sector Development Plan addresses water and air quality, roadway access, zoning, open space, trails and viable economic development by establishing new zoning and policies.

Staff Planner: Enrico Gradi, Program Planner

- Attachments**
1. Application
 2. Neighborhood and Community Comments
 3. Mountain View Sector Development Plan (Commissioners Only)

Bernalillo County Departments and other agencies reviewed this application from to 11/20/07 to 12/03/07. Their comments were used in preparation of this report, and begin on Page 17.

SPR-70006

Zoning, Building, Planning & Environmental Health Department requests approval of the Mountain View Sector Development Plan which covers approximately 8,400 acres just outside the southwest limits of the City of Albuquerque in an unincorporated portion of Bernalillo County. The Mountain View Sector Development Plan addresses water and air quality, roadway access, zoning, open space, trails and viable economic development by establishing new zoning and policies.

**BACKGROUND:
The Request**

The Mountain View Sector Development Plan covers approximately 8,400 acres just outside the southwest limits of the City of Albuquerque in an unincorporated portion of Bernalillo County. The approximate boundaries are Woodward to the north, the Rio Grande to the west, and I-25 to the south and east.

The area is a mix of industrial, rural residential and agricultural parcels. It contains some of the heaviest industrial uses in the county, including bulk fuel storage terminals, storage drums of organic chlorinated solvents, and heavy manufacturing. Leaks from various storage facilities and improper disposal of the by-products of wood treatment and auto dismantling have, over the years, allowed petroleum, creosote, arsenic, lead, mercury, anti-freeze, solvents and other hazardous substances to contaminate the surface and ground water. In addition, nitrates from former agricultural operations as well as septic tanks have penetrated the shallow aquifer and deeper groundwater. Emissions from other industrial operations have polluted the air. Clean-up of this contamination is being monitored by the NM Environment Department and the US Environmental Protection Agency.

Nearly 44 percent of the acres in Mountain View are zoned for industrial use with about 20 percent zoned M-1 and 24 percent zoned M-2. Another 45 percent of the acreage is zoned A-1, for agricultural use, which also allows one single-family dwelling per acre. The remaining nearly 7 percent of land use is split among low density residential, including mobile homes, and commercial. Most of the industrial use is located east of 2nd Street, while most agricultural and residential use is found to the west, along the Rio Grande. There are several residential areas situated between 2nd Street and Broadway, adjacent to industrial uses with little buffer.

The overall vision for the area is for Mountain View to become a safe and healthy place to live, work and play. Residences are to be buffered from industrial uses and water and sewer service extended to the entire area. While Mountain View will remain an employment center for the County, it would attract clean industry and move the heavier industry east of 2nd Street nearer Broadway Boulevard.

The Railrunner station at Rio Bravo would become a town center with a plaza, retail, office and light industrial, surrounded by higher density housing to support the center. 2nd Street would become a safe, attractive residential/pedestrian corridor with a paved trail, street furniture, landscaping and lighting while truck traffic would be diverted to an improved Broadway Boulevard. Agricultural open space would be preserved through a combination of public and private initiatives, more parks would be created and the trail and bikeway network would be expanded.

Public Involvement

Public meetings were held at least once a month from March 2005 to January 2006 throughout the development of the Sector Plan to elicit issues, community vision, and recommendations for policy and zoning changes. All meetings were held at the Mountain View Community Center. Additional meetings were held from February of 2007 to date in order to refine policy language and zoning requirements. In total, approximately twenty five to thirty community meetings were held.

The Plan

New policies and regulations ensure that Mountain View remains an employment center for the County, but with a new emphasis on industry that does not pollute the air or contaminate the water. The area retains its rural character, particularly west of 2nd Street, through low density housing near the river and preservation of agriculture and open space by a combination of public and private initiatives. Heavier industry moves east of Broadway Boulevard, which is improved to become the commercial truck corridor.

The area west of Broadway begins to transition to lighter industrial and commercial uses. This channels the truck traffic away from residential streets and creates the opportunity for 2nd Street to become a more inviting pedestrian and bicycle pathway, with better lighting, street furniture and landscaping. Over time, existing heavy industry is encouraged to convert to lighter industrial, particularly near residential areas. Industrial land in close proximity to residential zones is rezoned to commercial/light industrial to buffer residents from heavy industrial uses and encourage “clean industry” and commercial operations to mix with higher density housing.

Economic development efforts would focus more on nurturing small, local businesses and attracting neighborhood-serving retail. Higher density residential on the west side of 2nd Street, north of Rio Bravo, is permitted to support expansion of the new commuter rail station into a town center with retail, office, and residential mixed uses, as well as a greenway, plaza or park. Open space land to secure access to the Bosque is purchased by the County. More parks are created and the trails and bikeways network is expanded.

Plan Overview and Plan Organization

As part of the Mountain View Sector Development Plan process, residents decided to divide Mountain View into six sub-areas to better understand and plan for their unique community character and challenges. Summaries of sub-area distinguishing features, issues, and visions developed by residents, landowners and business people who attended the meetings are described below. For a more detailed and nuanced understanding of Mountain View, the following information about existing conditions, distinguishing features, and issues is presented by sub-area.

1. North Mountain View

North Mountain View is made up of areas with two very different characters: one largely agricultural and green between river and 2nd Street and the other largely industrial, with auto salvage yards, bulk fuel storage terminals, and an auto auction farther east along Broadway. Agricultural and industrial properties are fairly mixed, but there is a general pattern of more agricultural land to the south toward Rio Bravo and more industrial properties north toward Woodward, the boundary between Albuquerque and the unincorporated Bernalillo County land.

2. West Frontage

West Frontage encompasses land east of Broadway to the city limits, approximately 400 feet west of I-25, from the northernmost boundary of Mountain View south to the city limits between Desert and Sanrod Roads. This sub-area is almost exclusively industrial uses. There are several vacant parcels. Most properties have fencing but provide no landscaping or buffering.

3. Kinney Brick

The Kinney Brick Sub-Area is bounded by Broadway to the east, 2nd Street to the west, Rio Bravo to the north, and the South Diversion Channel to the south. The east and west edges are largely industrial in character, with the railroad running parallel to 2nd Street. The sub-area gets its name from the Kinney Brick factory, which was one of the first industrial plants in Mountain View.

4. Lourdes

Lourdes is bounded by Rio Bravo to the north, the South Diversion Channel to the south, the Rio Grande to the west, and 2nd Street to the east. 2nd Street is the main access road for this primarily residential area, although much more visible from the street are the Southside Water Reclamation Plant in the northwest and Joy Junction, an emergency homeless shelter and thrift shop, to the south. The residential neighborhoods are made up of long east-west running streets, with houses on approximately half-acre lots.

5: The Caminos

Like Lourdes, the Caminos sub-area is predominantly residential on the west side of 2nd Street. This sub-area is bounded west-east between the Rio Grande and Broadway, and north-south between the South Diversion Channel and Barr Spur Drain. Lot sizes range from 1/2-2 acres, so the neighborhoods are less dense and more rural in character than either Kinney Brick or Lourdes. The street names are numbered in Spanish from Camino Uno to Camino Seis, which inspired the informal name for this sub-area.

6: South Mountain View

South Mountain View is the most agricultural and least dense of all the Mountain View sub-areas. Several former agricultural properties have been developed into large-lot housing (1-3 acres). This sub-area includes the area north-south between Barr Spur Drain and I-25, west-east from the river to the city limits just west of I-25.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The Mountain View Sector Plan is located within two Comprehensive Plan Boundaries; the boundaries include the Developing Urban Area and the Semi-Urban Area.

The Developing Urban Area:

The principal Goal for the area of the Comprehensive Plan is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.

Policy a states that “the Established and developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre.”

Policy d states that “the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.”

Policy e states, “new growth shall be accommodated through development of areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured.”

Policy f states that “clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged.”

Policy g states “development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.”

Policy i states that “employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.”

Policy j states “where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k states that “land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation operations.”

Policy l states that “quality and innovation in design shall be encouraged in all new development design shall be encouraged which is appropriate for the plan area.”

Policy m states that “urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”

The Semi Urban Area:

The Goal in the Comprehensive Plan is to “maintain the character and identify of semi urban areas, which have environmental, social or cultural conditions limiting urban land uses.”

Land Use:

Policy a states that “development in the semi-urban area shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; the overall gross density shall be up to three dwelling units per acre.”

Policy b states “development in semi-urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical

and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.”

Policy c states that

- “Mixed use areas should protect residential uses in the area, while offering a variety of local employment opportunities.”
- “Strip commercial development is discouraged in favor of clustered commercial development.”

The site is within the Semi Urban Area as designated in the Comprehensive Plan. The goal in the Comprehensive Plan is to “maintain the character and identify of semi urban areas, which have environmental, social or cultural conditions limiting urban land uses.”

The Rural Area: The principal goal for this area is to “maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.”

Policy 1.a. states that rural areas shown by the Plan map shall generally retain their rural character with development consisting primarily of ranches, farms and single family dwellings on large lots; higher density development may occur at appropriate locations with in rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre.

Policy 3.a. of the Rural Area Goal states “Development in the Rural Area shall allow higher density development to occur at appropriate locations. Rural Area density patterns shall be more specifically defined through lower rank planning. Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.”

Policy 3.b states that “Development in Rural Areas shall be compatible with natural resource capacities, including water availability and soil capacity, community and regional goals.”

Policy g states that the following shall guide industrial and commercial development in the rural area:

- Small-scale, local industries, which employ few people and may sell products on the same premises, are the most desirable industrial use.
- Neighborhood and/or community-scale rather than regional scale commercial centers are appropriate for rural areas.
- Environmental Protection and Heritage Conservation

Policy b Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

Community Identity and Urban Design

The Goal is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Policy a The City and County differentiate into thirteen sub-areas as shown on the Community Areas map; the unique character and constituent neighborhoods of each area identified on the Community Areas map shall be respected in all planning and development actions.

Policy c *The identity and cohesiveness of each community shall be strengthened through identification and enhancement of community Activity Centers that have a scale, mix of uses, design character, and location appropriate to the unique character of the community.*

Policy d Development projects within Community Activity Centers should contribute the following:

1. Related land uses that effectively encourage walking trips from one destination to another within the center, including shopping, schools, parks or plazas, employment, entertainment, and civic uses such as public libraries, recreation or senior centers, post office or fire station.
2. Pedestrian linkages among uses in the Activity Center and connecting to surrounding neighborhoods.
3. Buildings designed and arranged to reflect local architectural traditions, scale, height, massing and setbacks appropriate to the community served by the Activity Center and that support public transit and pedestrian activity.
4. Landscaping, street furniture, public art, colored or textured paving and other improvements to the public realm that reinforce the cultural, social and design traditions of the community served by the Activity Center.

Policy e

Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community and that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to:

- minimize water use
- screen parking areas
- create useful and attractive signage and building facades
- facilitate walking safety and convenience

Southwest Area Plan (SWAP)

Policy 1 states "Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground-Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan area."

Policy 5 states "As development occurs in the Plan area, provisions shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zones 3 & 4 to protect Zone 5."

Policy 6 states "Specific land use regulations, with performance and improvement standards, shall be created to protect agricultural lands."

Policy 8 states "Isleta Boulevard shall be recognized and treated as a historic route. Any modifications on Isleta Boulevard shall protect, rehabilitate, restore and enhance the historic, cultural and economic significance of this important segment of the "Camino Real."

Policy 9 states "Additional historic routes, scenic corridors and easements, including historic acequias, streetscapes and built environment, shall be recognized and integrated into future plans, subdivisions and development."

Policy 10 states "to protect the fragile landforms and air quality in the plan area, new development or major modifications to existing roads and other major public facilities

shall adapt to the existing natural environment, topography, soils, vegetation,

geology, and hydrology."

Policy 11 states "All roads and arterials shall maintain continuity with regards to drainage, design and landscape. These arterials shall be comprehensive in design and scope to include the community's goals and objectives, including pedestrian and bicycle amenities, mass transit potential and landscaping."

Policy 16 states "The County and City shall continue to work closely with other agencies as trail corridor planning occurs within the Plan area. Design and safety measures shall be a prime consideration in location and construction of trails."

Policy 17 states "All roadways shall be planned, designed, constructed and improved for the safety of pedestrians, equestrians and bicyclists, as well as access to commercial uses of various scale."

Policy 21 states "The five historic village centers, as identified on the following map, shall reintegrate historic buildings and sites of local interest, and function as an area to meet the community's day-to-day needs."

Policy 22 states "Mixed use development within C-N and C-1 zoning shall be encouraged within historic village centers and on Isleta Boulevard between Bridge and Camino del Valle, to allow owners to reside at their place of business."

Policy 23 states "Sector development plans, public facilities plans and corridor plans shall be developed to further address subareas or portions of the plan area."

ACTIONS:

- a) Develop a sector development plan or overlay zone for the Mountain View, South Broadway and far South Valley areas to address the location of industrial, commercial, public facility, residential and open space land uses specific to the area.

Policy 30 state “ Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties.”

- a. Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.

Policy 31 “Provide pedestrian connections through mixed-use areas and activity centers, and separation between parking and pedestrian circulation for public safety and general welfare of the area residents.”

Policy 32 states “Increase the visual character and quality of the streetscape and overall development by encouraging enhanced use of required perimeter walls.”

- a. Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

Policy 33 states” Promote safe vehicular parking with attention to functional and aesthetic concerns. Oversized parking lots or facilities should be discouraged.

Policy 40 States “Encourage the location of newly developing neighborhood scale commercial and office use to be within their defined village centers.

Policy 42 states "Industrial development shall be in accordance with existing environmental and geological conditions."

- a) Permit industrial economic development where water availability and quality can sustain such industry.
- c) Restrict new industrial development in areas of fragile soil conditions or in geographically unfit areas, unless indisputable evidence is presented that the area will not be adversely affected.
- d) Locate industrial development in areas with appropriate road design, drainage and infrastructure conducive to industrial activity.

Bernalillo County Zoning Ordinance

Section 20.5. SD Sector Development Zone.

- A. The regulations set forth in this section, or set forth elsewhere in this section, when referred to in this section are the regulations in the Sector Development (SD) Zone. The

purpose of this zone is to allow a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment that is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

The SD zone is appropriate to map where it is applied to an entire neighborhood or a major segment of a neighborhood, and if it is determined that the area proposed for the sector development plan meets at least one of the following criteria:

(1) The area is developed such that the requirements of other available zones do not promote the conservation of special neighbored characteristics, which the County desires to preserve; or

(2) The area has developed or should develop with a pattern of mixed land uses, which will need careful control and coordination of development at a sub-area scale in order to insure a desirable mixture of uses; or

(3) There are factors which substantially impair or arrest the sound growth and economic health and well-being of the area, or the area constitutes an economic or social burden and is a menace to the public health, safety, or welfare in its present condition and use.

B. Use Regulations. The Sector Development Plan shall specify permissive, conditional and prohibited uses for locations within the plan area.

C. Height and Area Regulations. The Sector Development Plan shall specify height and area regulations for uses within the plan area, or shall reference regulations established elsewhere in this section.

D. Landscape and Buffer Landscaping. The Sector Development Plan shall specify landscape and buffer landscaping regulations for uses within the plan area, or shall reference regulations established elsewhere in this section.

E. Parking. The Sector Development Plan shall specify parking regulations for uses within the plan area, or shall reference regulations established elsewhere in this section.

Sector Development Plan Definition

“A plan covering a specific portion of the unincorporated area of Bernalillo County that specifies standards for that area’s development. A sector development plan may establish zoning regulations for an area that differ from those normally allowed, based on unique neighborhood conditions, including allowable uses, densities, building heights, landscaping requirements, signs, parking or other items as determined by the Board of County Commissioners. A sector development plan must be consistent with the policies of the Albuquerque/Bernalillo County Comprehensive Plan and any applicable area plan adopted for the portion of the County affected by the sector plan.”

ANALYSIS:

Agency Comments

The Bernalillo County Office of Environmental Health has made detailed comments on the plan which are contained in the comment section of the report.

Conclusion

The Southwest Area Plan (SWAP) is identified as a “rank two” Plan which is placed below the Albuquerque/Bernalillo County Comprehensive Plan in terms of the increased level of specificity that is detailed in the document. The SWAP makes general recommendations for land use, development, and community service activities in the area.

On August 28, 2001, the Board of County Commissioners approved the Southwest Area Plan which recommends a Sector Plan be developed to incorporate land use policies that address water and air quality, roadway access, zoning, open space, trails and viable economic development for the Mountain View Area.

This planning effort was initiated for the following reasons:

- 1) Policy 23.a of the Southwest Area Plan states that a sector development plan should address the location of industrial, commercial, public facility, environmental pollution, residential and open space;
- 2) There is a need for a primary employment near transportation facilities;
- 3) Incentives are needed to create a balance between economic development and quality of life;
- 4) There is a need to examine the existing land use pattern to determine appropriate future land use trends; and
- 5) It is important to reinforce community character, stability and vitality.”

Plan Organization

Policy Section

Mountain View remains an employment center for the County, but with a new emphasis on industry that does not pollute the air or contaminate the water. Existing industrial contamination continues to be remediated. The area retains its rural character, particularly west of 2nd Street, through low density housing near the river and through preservation of agriculture and open space through a combination of public and private initiatives. Heavier industry moves east of Broadway, which is improved to become the commercial truck corridor. Over time, existing heavy industry converts to lighter industrial, particularly near residential areas.

Some industrial land is rezoned to commercial-light industrial, while land along 2nd Street north of Rio Bravo is rezoned to higher density residential to support expansion of the new commuter rail station into a town center with retail, office, residential and light industrial mixed uses and a greenway, plaza, or park. Open space land to secure access to the Bosque is purchased by the County; more parks are created, including expansion of the area around Mountain View Community Center. All trails and bikeways network is expanded throughout Mountain View, including easy access to paths along ditches and to the commuter rail station.

- Land Use Policies
- Environmental Quality Policies
- Economic Development Policies

Zoning Section

The plan creates four new Sector Development Zones unique to Mountain View:

- 1) **Mountain View Commercial- Light Industrial Zone (SD/MV C-LI)** applies to parcels currently zoned for industrial uses (M-1 and M-2) whose property lines are within 1,000 feet of land zoned for agriculture or residential uses. It will ensure that heavier industrial uses are physically separated from residential homes. This zone is based on the existing County Commercial-Light Industrial Zone but makes conditional, rather than permissive, industrial uses that have the potential to cause contamination and pollution based on the historical data compiled by government environmental agencies. This would ensure consideration of public input on industrial applications and an opportunity for the County to require mitigation measures.

- 2) **Mountain View Industrial Zone (SD/MV I)** is based on the existing County M-1 Zone. It disallows the heaviest industrial uses and is applied to the remainder of existing industrially-zoned land (M-1 and M-2) in Mountain View.
- 3) **Mountain View Residential Townhouse Zone (SD/MV RT)** would permit up to 12-15 townhouses per acre north of Rio Bravo Blvd. along the west side of 2nd Street up to the Barr Canal.
- 4) **Mountain View Transit-Oriented Development Zone (SD/MV TOD)** would apply to land within approximately one-quarter mile radius of the new Railrunner station at 2nd Street and Rio Bravo. As the Mid-Region Council of Governments has let a contract to design transit-oriented developments around all of the new rail stations, the sector plan does not create zoning but instead recommends a number of principles to follow in developing regulations for this zone.

Section 23 of the Bernalillo County Zoning Ordinance addresses Nonconforming Uses. Current existing land uses which are M-1 or M-2 in nature will become Nonconforming Uses if the proposed zoning language is adopted. The Bernalillo County Code requires that any building or structure nonconforming as to use be removed or converted to a conforming building or structure within 60 years after the effective date of the adopted ordinance.

The plan tightens environmental requirements for industries through zoning and better enforcement. Industries seeking to locate in the area must prove they have obtained all required environmental permits and that their industrial practices will not be harmful to the community's health or the environment when considered as part of the total pollution load for the community. The plan continues to support the effort to extend water and sewer services to the area. It also calls for better monitoring of groundwater and air pollution. New advisory groups would be established to monitor implementation of the plan. The plan also recommends policies and capital improvements.

Policy 23 of the SWAP, which was adopted in 2001, calls for the establishment of a sector development plan for Mountain View. The proposed Sector Development Plan is consistent with the numerous policies in the SWAP which address land use, design, economic development, neighborhood scale, pedestrian access, scale, massing, design and rural character that are defined in the SWAP.

RECOMMENDATION:

Approval of SPR-70006 based on the following Findings.

Enrico Gradi
Program Planner
FINDINGS:

1. This request is consistent with Resolution 116-86 in that the Mountain View Sector Plan is consistent with the policies of the Albuquerque/Bernalillo County Comprehensive Plan and the South West Area Plan.

2. This request is consistent with Section 20.5 of the Bernalillo County Zoning Ordinance in that the Mountain View Sector Plan contains unique neighborhood conditions and mixed land uses which require careful control and coordination of development at a sub-area scale in order to insure a desirable mixture of uses.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

No comment received

Zoning Administrator:

No comment received

Environmental Health:

Bernalillo County Office of EH

Comments for the Mountain View Sector Plan [ZSPR-70006]

Page 2 - Do new zones apply to vacant land only? How do they apply to existing

developed M-1 and M-2 zoned lands?

Page 3 - Proposed Development Zone "SD/MV RT" could create 2000 dwelling units. This would require a wastewater serviceability letter from the ABCWUA and sewer and water expansion.

Page 7 - B. 2nd and 3rd paragraphs. Reference should be made to the location of where this data is located in this document. Shouldn't be generic information, but should assist reader in finding the source of the data.

Page 11 - Demographic labels should be modified. Hispanic is white in some regions of the world. Hispanic is an identifier originally from European Spain and is broader interpreted in meaning.

23% "Some other race alone". This large percentage of unidentified persons should be identified.

Hispanic and Latino - conflicting labels.

American Indian as compared to politically correct Native American.

Page 19 - iv)

Water and sewer services are extended to the entire Mountain View area, with priority for existing residences and public financial assistance for low-income families. *This contradicts statement made on page 72; Utility hook-ups for all Residences and Businesses.

Page 23 - Some of the Superfund groundwater pollution sites are in the Mountain View boundary. What about the Nitrate Plume mentioned on Page 49?

Page 24 - The entire paragraph as written implies that the Neighborhood West Frontage will address, correct, and remediate the problems listed in their "Vision".

Page 29 - Issues

1) Illegal dumping at Joy Junction. If, this is a predominate issue, the property should be enforced on and this section excluded from this report.

3) Where are the abandoned vehicles? The properties should be enforced on and this section excluded.

Page 30 - Distinctive Features

2) The community store is a convenience, not an opportunity.

Page 31 - Issues

2) Illegal landfill issues should be enforced on and this section excluded from the plan.

4) Define health and safety hazards as applies to this section?

Page 32 - Vision

Sentence structure - "All environmental hazards would be cleaned up, and environmental regulations strictly enforced. Sewer lines extended in this area, and proper drainage resolves flooding issues." Are these comments a statement of fact or a suggestion?

Page 49 - Water and Soil Contamination

Page 50 -

Definition - PCB's [Polychlorinated Biphenyls] are organic compounds not solvents that were manufactured as cooling and insulating fluids for industrial transformers and capacitors, and also as stabilizing additives in flexible PVC coatings of electrical wiring and electronic components. Change the definition from solvents to compounds.

Definition - VOC means, "Volatile Organic Compounds", not what is written.

This section deals with an area of south Broadway Area that may not be in the Mountain View Sector Plan proper. If not in the plan area it should be removed from the plan.

Page 55 - Disaster Planning

This section should be reviewed by Bernalillo County Emergency Preparedness Management.

Page 56 - Environmental Protection Jurisdiction

Re-write: Bernalillo County Office of Environmental Health regulates "wastewater systems", wells, restaurants, swimming pools, , and building codes, organizes trash clean-up, manages preventative vector control, and comments on all subdivisions, special use permits and zoning applications.

Page 58 - Table 10.

Agency - Bernalillo County Office of Environmental Health
Jurisdiction - eliminate liquid waste systems

Page 59 - Permissive Industrial Uses: rewrite

Unless the application triggers the need for an City of Albuquerque Air Quality Div. Permit, an SWPPP [Storm Water Pollution Prevention Plan], Notice of Intent to Discharge, Grading and Drainage Plan, Traffic Impact Analysis or other applicable Bernalillo County requirement - the applicant may obtain a building permit if both water and wastewater systems are approved by the Bernalillo County Office of EH and construction start doesn't require a public hearing or notice.

Page 60 - add comments before paragraph heading, "Buffering".

Low income area residents disproportionately have or drive older vehicles that cannot meet emission standards and this may also contribute to some airborne VOC's [volatile organic compounds]. In southern California these polluting vehicles were purchased by local governments.

Page 66 - 6.0 Utilities

A. Existing Conditions - change wastewater system to sewer.

Change heading Wastewater System to Sewer.

Check proper name for the sewage treatment facility on south 2nd st.

Page 69 - On-Site Systems

1st paragraph from original to - Wells and on-site wastewater systems serve properties south of the Barr Spur Drain and Lagunitas Estates.

2nd paragraph from original to - On-site wastewater systems are regulated by Bernalillo County Office of Environmental Health.

Page 69 - Utility Service Issues

Check name for the sewage treatment facility.

Page 72 -

Expansion of the Wastewater Collection System. Change Wastewater Collection System; to Public Sewer.

Groundwater Quality and On-site Liquid Waste Disposal. Change Groundwater Quality and On-site Liquid Waste Disposal to Groundwater Quality and On-site Wastewater system.

Utility Hook-ups for all Residences and Business - Financial assistance is available to low income residents who cannot afford the cost. This contradicts statement made on page 19 - iv). "Water and sewer services are extended to the entire Mountain View area, with priority for existing residences and public financial assistance for low-income families."

Flooding - Flooding is a problem throughout the Mountain View Area, and improved

storm drainage is desired. This sentence contradicts a previously made statement on page-31, para. 3. Sewer.

Environmental Health Manager

I support the implementation of the policies A1, A2, and A3 related to the Office of Environmental Health on pages 87 and 88 of the plan. I also support the implementation of related policies listed on page 108 related to the Office of Environmental Health.

Zoning Enforcement Manager:
No comment received

Fire:

No comment received

Public Works:

DRAN:

No comment received

DRE:

No comment received

Parks & Recreation:

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

No comment received

AMAFCA:

ZSPR 70006 Mountain View Sector Development Plan

1. General comment - At first mention of South Diversion Channel, add "which is owned and maintained by AMAFCA".
2. On Page 17, it would be helpful to show the Zone Atlas Page letters and numbers along the left and bottom borders, respectively.
3. On Page 69, it looks like the heading "Storm Drainage" is a misplaced or incomplete description.

LM/ma 12/3/07

City Public Works:

Water Resources Section

No comment received

City Open Space:

No comment received

City Transportation:

Transportation Division:

No comment received

NM Department of Transportation

No comment received

NEIGHBORHOOD ASSOCIATIONS:

South Valley Coalition of Neighborhood Associations

South Valley Alliance

Mountain View Neighborhood Association